

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
LAND USE BUREAU - 7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JUNE 10, 2014
6:30 PM

Request for Authorization:

1. **Amendment to Capital Budget** Mayor's request to amend the Capital Budget for Fiscal Year 2014-2015 by adding an appropriation of \$xxx,xxx,xxx for the planning, design, engineering, acquisition and improvement of the 10.8 acres of real property located at 200 Strawberry Hill Avenue, Stamford, CT and authorizing General Obligation Bonds of the City to meet said appropriation.
2. **LAZ PARKING:** Request for Approval of Agreement between the City of Stamford & LAZ Parking, LTD for Management of Bell Street, Bedford Street & Summer Street Garages and Parking facilities for the period July 1, 2014 through June 30, 2017 with a City option to extend for one additional year up to a maximum of two successive years.

Supplemental Capital Appropriation:

1. **Supplemental Capital Project Closeout and Appropriation** for District Wide Indoor Air Quality to replace HVAC at KT Murphy School Media Center (\$100,000), and to replace ductwork at Davenport School that have collapsed (\$150,000).

Partial Closeout:

C5B613	Burner Replacement	\$250,000
--------	--------------------	-----------

Appropriation:

CPB500	District Wide Indoor Air Quality	\$250,000
--------	----------------------------------	-----------

Zoning Board Referral [Continued from May 27th Meeting]:

1. **ZB Appl. 214-06 Richard W. Redniss –Text change,** to Amend Article II, Section 3A, Definition 16 (Building, Height of) by adding new paragraph c. to allow five (5) feet to proposed height, or greater than five feet with Special Exception approval by the Zoning Board, when the single family residence is within the Coastal Boundary and meets minimum elevation standards.

Subdivision [Board Discussion of Public Hearing of May 27, 2014]:

1. **Subdivision Application #4014: Hubbard Avenue Associates, LLC** for subdivision of property into five (5) parcels; the property is located on the west side of Hubbard Avenue southerly terminus of Gulf View Circle.

Zoning Board of Appeals Referrals:

1. **ZBA Appl. 034-14 68 Tall Oaks Road**, the applicant is requesting to add two structures on the front yard: 1) whole house generator, and 2) above ground propane tanks [Note: Section 6A – allows accessory structures to be located in the front yard in an RA-1 zone].
2. **ZBA Appl. 035-14 1450 Newfield Avenue**, the applicant, King School is seeking a Modification to its existing Special Exception to permit the construction of pedestrian and vehicular improvements, and associated landscaping, drainage, and utility improvements on campus.
3. **ZBA Appl. 036-14 1620 Newfield Avenue**, the applicant, Italian Center of Stamford is seeking a Special Exception as authorized by Sections 4AA-1.3(i), and Table I, Appendix A-17 to permit the renovation of its existing gym and wellness facilities; construction of a new addition for expanded gym facilities, and an indoor running track, as well as an additional paddle tennis court.
4. **ZBA Appl. 037-14 32 Bungalow Park**, the applicant is requesting a variance of Table III, Appendix B for relief of lot frontage of 50 feet instead of 60 feet required, street line of 26.5 instead of 30 feet required, and street center of 51.5 instead of 55 feet required to allow for the applicant to return to the Planning Board to resubdivide the lot to the original two as it was in 1919.

Planning Board Meeting Minutes:

1. Meeting of 6/3/14

Old Business

New Business